



## County of San Diego DPLU Update

November 2009

### IMPORTANT NOVEMBER DATES:

Nov. 6: Planning Commission:  
Nov. 19: General Plan Update  
Nov. 20:

For more information and additional upcoming meetings, please visit the General Plan Update [Web site](#).

#### Planning Commission Hearing:

When: 9:00 a.m., Nov. 6, 19 & 20  
Where: 5201 Ruffin Road, Suite B,  
San Diego, CA

[Additional information on location](#)

## Advance Planning News

### General Plan Update Planning Commission Hearing

The Department of Planning and Land Use (DPLU) will hold public hearings on the General Plan Update Nov. 6, 19 and 20. Nov. 6 will be reserved for DPLU's staff presentation and Steering Committee and Interest Group testimony. Nov. 19 and 20 are reserved for public testimony and deliberations by the Planning Commission (please read the Public Testimony section below if you plan to speak).

### Planning Commission Report

The [staff report](#) is now available on the General Plan Update Index/What's New Web page. It includes an overview of the General Plan Update project and components in the [Planning Report](#). It also contains attachments that include project history, recommended revisions to the Draft General Plan and Community Plan Policies, and staff recommendations for the General Plan Update land use map. As is the typical process, changes to the proposed project may be recommended based on the analysis in the Draft Environmental Impact Report and public comment. Staff has prepared preliminary recommended changes to the proposed project, which are presented in tabular form, based on the four map alternatives (Referral, Hybrid, Draft, and Environmentally Superior) and public comment.

The attachments are:

- [Attachment A: Previous Actions](#)
- [Attachment B: Draft General Plan Recommended Revisions](#)
- [Attachment C: Preliminary Staff Recommendations on the Land Use Map\\*](#)
- [Attachment D: Preliminary Staff Recommended Mobility Element Network](#)
- [Attachment E: Community Plan Updates Recommended Revisions](#)
- [Attachment F: Draft Implementation Plan Recommended Revisions](#)
- [Attachment G: Conservation Subdivision Program Recommended Revisions](#)

*\* Land Use Map Recommendations*

To better understand attachment C ---Preliminary Staff Recommendations on the Land Use Map --- we suggest you review the appropriate community reference map, also located on the General Plan Update [Web site](#).

## Public Testimony

In order to best serve our customers, DPLU is requesting advance notice from those planning to give public testimony on November 19<sup>th</sup> and 20<sup>th</sup>. If you would like to speak publicly at the Nov. 19 and 20 hearings and would like to know in advance approximately what time during the two day period you would be speaking, DPLU asks that you notify us by Nov. 13. People can do that by signing an advance sign-up sheet we will provide at the Nov. 6 hearing, or by sending us an e-mail. We also ask that speakers who wish to give a computerized presentation let us know and provide us the presentation in advance.

To notify us in advance, please contact us at [gupdate.DPLU@sdcounty.ca.gov](mailto:gupdate.DPLU@sdcounty.ca.gov) with:

- your name,
- contact information (e-mail and phone number),
- your position (support, opposition or neutral) and
- if you will be giving community specific, include the community name, or general testimony.

An additional announcement with the schedule for the Nov. 19 and 20 hearings will be distributed prior to the hearings.

## Policy and Ordinance Development

### Subdivision Ordinance Update

Advance Planning staff has been working on a comprehensive “clean-up” of the County Subdivision Ordinance. The changes will improve the ordinance and make it easier to read and understand. The revised ordinance and the CEQA Negative Declaration will be available on our [Web site](#) for public review and comment by mid-November. (Staff Contact: [Heather Steven](#))

### Landscape Ordinance

The Planning Commission recommended approval of our new Landscape Ordinance Oct. 23. It will now be brought to the Board of Supervisors for consideration Dec. 9. The board directed DPLU last year to explore ways to make our existing Landscape Ordinance more water-wise and fire-wise. In addition to the proposed ordinance, County Code is being improved with the addition of a new chapter requiring more comprehensive water conservation in landscaping regulations, based on changes in state law.

The water conservation measures in the proposed Landscape Ordinance would be implemented through our Landscaping Design Manual. The public can see our proposed Landscape ordinance and the landscaping Design Manual on the [Advance Planning website](#). (Staff Contact: [Dixie Switzer](#))

### **Zoning Ordinance Update**

On Sep. 16, 2009, the County Board of Supervisors approved a Zoning Ordinance Amendments which made minor corrections and clarifications to the Ordinance. Staff is now working on a "Phase 2" Zoning Ordinance Update consisting of more extensive changes. The draft Zoning Ordinance amendments and CEQA Negative Declaration are currently out for public review from Oct. 15 to Nov. 13, 2009. The draft ordinance and environmental documents can be viewed at the [Policy and Ordinance Development website](#). (Staff Contact: [Heather Steven](#)).

### **Density Bonus Ordinance**

Advance Planning staff is preparing a Zoning Ordinance amendment that will improve the County's Density Bonus provisions in several ways. The changes will: make the ordinance consistent with State requirements; implement the goals, policies and objectives of the County's housing element; and will provide clear guidance on the concessions and incentives for providing housing that qualify for a density bonus. The amendments also include a local Affordable Senior Housing Program that will allow the County to sunset Board Policy I-79 and revise the General Plan Regional Land Use Element Policy 3.6. The mobile home park density bonus program covered by General Plan Regional Land Use Element Policy 3.8 and Board Policy I-102 are proposed for repeal. Staff is currently reviewing comments submitted during public review. The Density Bonus Ordinance can be viewed at the [Policy and Ordinance Development website](#). (Staff Contact: [Dixie Switzer](#))

### **Medical Marijuana**

The Board of Supervisors approved an interim urgency ordinance enacting a moratorium to prohibit the establishment of marijuana dispensaries in the unincorporated county. The urgency ordinance was approved for a 10 month, 15 day period consistent with State law to give staff time to research, study and propose options to regulate medical marijuana collectives. Staff intends to come back to the Board early next year with a proposed regulatory ordinance. The interim urgency ordinance can be viewed at the [Policy and Ordinance Development website](#). (Staff Contact: [Joseph Farace](#))

### **Renewable Energy Ordinance**

Advance Planning staff has initiated amendments to the County Zoning Ordinance which would 1) update existing County regulations pertaining to wind turbine systems and 2) add new provisions related to the siting and permitting of solar energy systems and facilities. The ordinance will be presented to the County Board of Supervisors in 2010. (Staff Contact: [Carl Stiehl](#))

View our website for more information:  
<http://www.sdcounty.ca.gov/dplu/advance/index.html> or  
[www.sdcounty.ca.gov/dplu/gpupdate](http://www.sdcounty.ca.gov/dplu/gpupdate)

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